



Development Review Fee Schedule

Effective October 15, 2001

A note from the Planning Director:

The City of Riverside Planning Department is continually striving to improve and streamline the development review process, keeping fees as low as possible while providing the best customer service possible. Many types of cases now can be approved at a staff level (administratively), saving you both time and money. In many instances, administrative fees are 50-75% lower than their counterparts which require formal board or commission review.

Fees contained in this schedule are calculated using a full, "business" cost analysis. In other words, fees are calculated based on the average cost of processing a particular type of case. Full cost analysis is performed annually to update user fees for streamlined processes and other changes in services offered.

We look forward to working with you on your project. If we can answer any questions or provide additional information, please let us know. We welcome your comments and suggestions.

*Stephen J. Whyld
Planning Director*

CITY OF RIVERSIDE PLANNING DEPARTMENT FEE SCHEDULE	
DESIGN REVIEW BOARD - PUBLIC HEARING	
Plot Plans and Building Elevations	
! First lot or acre	\$1,001
! Each additional lot or acre or portion thereof	\$132
! Revisions- 50% of above fee	
Landscape/Irrigation Plans (if public hearing is required by the City Planning Commission),	
! First lot or acre	\$759
! Each additional lot or acre or portion thereof	\$308
! Revisions - 50% of above fee	
Single Family Dwelling (if public hearing is required by the City Planning Commission)	
! Plot Plan and Building Elevations	\$495
! Landscape and irrigation	\$374
! Revisions - 50% of above fee	
Single Family Residential Subdivision (if public hearing is required by the City Planning Commission, Specific Plan, etc.)	
! First Model Plot Plan and Building Elevations	\$715
! Each additional alteration of Plot Plan/Building Elevations	\$99
! First Model Landscape and Irrigation	\$583
! Each Additional Alteration of Landscape/Irrigation	\$242
Reverse Frontage	
! Landscape, Irrigation and Wall Plans	\$308
! Revisions - 50% of above fee	
Special Projects Committee (per project)	\$341
Second/Third Simultaneous Design Review Filing (Appropriate administrative fee)	
Inspections for 3rd and subsequent (no charge for first two)	\$77
Reconsideration (½ original fee not to exceed \$ 699). Must occur at next regular meeting after original action.	
Time Extension (per year)	\$616
Appeal	\$495
DESIGN REVIEW - ADMINISTRATIVE (STAFF) REVIEW	
Single Family Residences in RC Zone	
! Plot plan and building elevations	\$396
! Revisions	\$198
! Landscape and Irrigation Plans (includes single drought tolerant plan within a model home complex)	\$286
! Revisions	\$143
! Time extension	\$132
! Appeal	\$220
Landscape & Irrigation Plans (commercial, industrial, multiple family residential projects)	\$715
! Revisions	\$357
Reverse Frontage	
! Landscape, Irrigation and Wall Plans	\$308
! Revisions 50% of above fee	
Other Reviews of Plot Plan and Elevations (includes model home complex)	\$220

Signs <ul style="list-style-type: none"> ! Less than 25 square feet or in compliance with an approved criteria ! 25-150 square feet ! Exceeding 150 square feet ! Establishing Sign Criteria ! Time Extension ! Appeal 	\$55 \$209 \$407 \$319 \$132 \$220
CITY PLANNING COMMISSION - PUBLIC HEARING	
Administrative Appeal <ul style="list-style-type: none"> ! Appeal of Determination of building Official Fire Marshal and Code Compliance ! Appeal 	\$2,090 \$825
Amendment to Zoning Text <ul style="list-style-type: none"> ! Environmental Initial Study ! Time Extension (per year) ! Appeal ! Staff Report to Planning Commission 	\$2,200 \$264 \$440 \$825 \$638
Condominium Conversion <ul style="list-style-type: none"> ! Environmental Initial Study without grading ! Time Extension (per year) ! Appeal 	\$1,859 \$264 \$440 \$825
Conditional Use Permit <ul style="list-style-type: none"> ! Alcohol-Related ! Housing-Related ! General: First lot or acre Additional lot or acre or portion thereof ! Environmental Initial Study without grading ! Environmental Initial Study with Grading (if required) base fee Each acre or portion thereof ! Variances after CU approval ! Revised CU Plot Plan ! Time Extension (per year) ! Appeal 	\$5,984 \$5,390 \$3,850 \$66 \$264 \$1,100 \$22 \$1,023 \$2,420 \$440 \$825
Development Agreement <ul style="list-style-type: none"> ! Amendment ! Environmental Initial Study ! Appeal 	\$5,830 \$4,290 \$264 \$825
Environmental Impact Report <ul style="list-style-type: none"> ! Appeal of EIR 	\$17,270 \$715
General Plan Amendment base fee <ul style="list-style-type: none"> ! Each additional lot or acre or portion thereof ! Environmental Initial Study ! Appeal 	\$5,225 \$44 \$264 \$825
Environmental Initial Study not in conjunction with any other development application listed (except grading) <ul style="list-style-type: none"> ! Revised Environmental Initial Study ! Appeal 	\$924 \$693 \$220
Interpretation of Zoning Text <ul style="list-style-type: none"> ! Appeal 	\$1,474 \$825

Lot Line Adjustment	
! For two resulting parcels	\$2,299
Each additional parcel	\$352
! Environmental Initial Study without grading	\$264
! Environmental Initial Study with grading (if required) base fee	\$990
Each acre or portion thereof	\$33
! Appeal	\$825
Variance	
! First lot or acre	\$1,837
Each additional lot or acre or portion thereof	\$44
! Environmental Initial Study without Grading	\$121
! Environmental Initial Study with Grading (if required) base fee	\$770
Additional lot or acre or portion thereof	\$154
! Time extension (per year)	\$440
! Appeal by the applicant	\$825
! Appeal by non-applicant	-0-
Parcel Map	\$3,806
! Each parcel including streets and easements	\$66
! Environmental Initial Study without grading	\$264
! Environmental Initial Study with grading (if required) base fee	\$990
Each parcel or portion thereof	\$33
! Variances after Parcel Map approval	\$1,870
! Revised Parcel Map base fee	\$2,640
Each parcel including streets and easements	\$66
! Time Extension (per year)	\$440
! Appeal by applicant	\$825
! Appeal by non applicant	-0-
Planned Residential Development	
! First lot or acre	\$4,730
Each additional lot or acre or portion thereof	\$44
! Environmental Initial Study without grading	\$264
! Environmental Initial Study with grading (if required) base fee	\$1,100
Each acre or portion thereof	\$22
! Variances after PD approval	\$1,023
! Revised Plot Plan	\$3,564
! Time Extension (per year)	\$440
! Appeal	\$825
Plot Plan Review (New or Revised)	
! C-1-A (Shopping Centers)	\$2,750
! Official Zone and all other plot plan reviews	\$2,915
! Environmental Initial Study without grading	\$264
! Environmental Initial Study with grading (if required) base fee	\$1,100
Each acre or portion thereof	\$22
! Variances after Plot Plan Approval	\$1,023
! Time Extension (per year)	\$440
! Appeal	\$825
Preliminary Map	\$4,829
! Each additional lot including streets and easements	\$66
Rezoning Request	
! First lot or acre	\$2,365
Each additional lot or acre or portion thereof	\$44
! Environmental Initial Study without grading	\$264
! Time Extension (per year) without Public Hearing	\$561
! Time extension (per year) with Public Hearing	\$869
! Appeal	\$825

Specific Plan base fee	\$10,060
! Additional acre or portion thereof	\$99
! Environmental Initial Study	\$737
! Appeal	\$825
! Specific Plan Amendment base fee	\$6,820
Additional acre or portion thereof	\$99
Street Name Change	\$2,398
! Time Extension (per year)	\$440
! Appeal	\$825
Tentative Tract Map base fee	\$4,829
! Each lot including streets and easements	\$66
! Environmental Initial Study without grading	\$264
! Environmental Initial Study with Grading (if required) base fee	\$990
Each lot or portion thereof	\$33
! Revised Tentative Map base fee	\$3,300
Each lot including streets and easements	\$66
! Variances after map approval	\$1,870
! Reversion to Acreage Map	\$4,719
! Time Extension (per year)	\$440
! Appeal by Applicant	\$825
! Appeal by Non-Applicant	-0-
Traffic Pattern Modification, one street	\$3,685
! For each additional street	\$110
! Environmental Initial Study	\$264
! Time Extension (per year)	\$440
! Appeal	\$825
Vacation of Public Rights-of-Way	
! Pedestrian Walkway	\$1,012
50% of above fee if project meets City Council policy requirements	
! Street or Alley	\$3,025
For each additional street or alley	\$110
! Summary Vacation of Rights-of-Ways	\$770
! Environmental Initial Study without grading	\$264
! Time Extension (per year)	\$440
! Appeal	\$825
Vesting Map base fee	\$6,710
Each lot including streets and easements	\$66
! Environmental Initial Study with grading	\$1,540
Each lot or portion thereof	\$33
! Revised Vesting Map base fee	\$3,300
Each lot including streets and easements	\$66
! Time Extension (per year)	\$550
! Appeal by Applicant	\$825
! Appeal by non-applicant	-0-
Waiver of Parcel Map	\$3,047
Each additional parcel after initial two	\$66
! Environmental Initial Study without grading	\$264
! Environmental Initial Study with Grading (if required) base fee	\$990
Each lot or acre	\$33
! Time Extension	\$440
! Appeal	\$825
PLANNING COMMISSION - ADMINISTRATIVE (STAFF) REVIEW	

Minor Conditional Use Permit	
! Alcohol-Related	\$2,871
! Entertainment-Related	\$2,156
! General	\$1,221
! Time Extension	\$132
! Appeal	\$220
Certificate of Compliance	
! For first Lot	\$484
Each additional lot and easements	\$165
! Appeal	\$220
Previously authorized by CPC or City Council	
! For first lot	\$253
Each additional lot and easements	\$165
Lot Line Adjustment/Consolidation	
! For one or two resulting parcels	\$1045
Each additional parcel	\$352
! Appeal	\$220
Previously authorized by the Planning Commission or City Council	
! For two resulting parcels	\$572
! Each additional parcel	\$352
Environmental Initial Study (except grading)	\$451
! Revised Environmental Initial Study	\$341
! Appeal	\$220
Environmental Initial Study (grading) base fee	\$726
! Additional lot or portion thereof	\$154
! Revised Environmental Initial Study (grading) base fee	\$550
! Additional lot or acre or portion thereof	\$121
! Appeal	\$220
Temporary Use Permit & Recycling Permit	\$88
! Non-commercial Car washes	-0-
Nonconforming Status	
! Summary Review	\$132
! Full Review	\$1,100
Public Convenience or Necessity Determination (Alcohol Sales)	
! Review	\$836
! Appeal	\$220
Administrative Variance	
! Without Notice (applicant obtains appropriate signatures) base fee	\$231
Additional lot or acre or portion thereof	\$44
! With Notice (Planning mails requests for comments) base fee	\$286
Additional lot or acre or portion thereof	\$44
! Environmental Initial Study without Grading (environmental fee and notice required in RC Zone with an average existing slope greater than 20%)	\$121
! Time Extension	\$132
! Appeal	\$220
! Appeal by non-applicant	-0-
MISCELLANEOUS FEES	
Public Hearing Advertising and/or Re-advertising	\$165
Modification and/or Clarification of Conditions	\$737
Annexations	-0-
Airport Land Use Commission Appeal	
Without public hearing	\$561
With public hearing	\$869
De minimis Finding Appeal	\$385

Environmental Impact Report Findings Appeal	\$715
Photo Copies of Printed Materials (first page of each document)	\$.40
Additional sheets from same document	\$.10
Copies From Microfiche first sheet	\$3.50
Additional sheets from same page	\$1.50
General Plan Documents (with tax)	\$16.16
! General Plan Document with Binder	\$18.32
! Land Use / Streets and Highways Diagram	\$25.00
Refund of Filing Fees	\$35.00
Specialized Report Request (Per half hour or portion thereof)	\$16.00